



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
Jeff Stehman, Building and Zoning Supervisor

**Date:** April 13, 2005

**Subject:** Ordinance No. \_\_\_\_: An Ordinance amending Ordinance #3302 which adopted the 2003 ICC Codes. **First Reading.**

**List of committees that have reviewed:** The Community Development Committee reviewed the ordinance and unanimously recommends adoption.

**Background:** We had previously presented an ordinance to amend Ordinance #3302 that adopted the 2003 ICC Codes and our local electrical amendments. There are several reasons that we are proposing amendments at this time, four months after the initial code adoption of the ICC Codes. There are as follows:

- We received a request from a local builder and electrical contractor to remove the requirement for EMT (electrical metallic tubing) in our local electrical amendments and allow the use of MC Cable in commercial construction. The local requirements are over and above the requirements of the NEC (National Electric Code). Our staff has researched this issue very extensively, calling other surrounding communities, electrical contractors, journeyman electricians and our own electrical staff consultants. Where MC Cable had been prohibited in the past, it now appears that most metro St. Louis jurisdictions allow its use. With proper installation and thorough inspections, we feel this can be a safe installation while still realizing the benefit of substantial construction costs savings in our city, which helps the development community.
- Another local amendment is in conflict with the NEC, regarding low voltage wiring. While correct for a particular use it could allow for high current loads in special situations. Again, we will rely on the NEC.
- Due to changes in how BOCA and ICC adopt the listed appendices in specific codes, we did not specifically list the appendices with the code adoption believing that by adopting the code in its entirety, we adopted the listed appendices. The ICC Codes must have the appendices that you wish to adopt listed specifically for that code adoption. Three of the adopted ICC Codes the IBC, IFC, and the IMC have appendices that we have now listed.
- There is a conflict between the Residential Code, the Fire Code and the Property Maintenance Code for single family residential structure house address identification numbers. To remain consistent, we are adding language from the IPMC and the IFC to the IRC.
- In the Sept. 2000 code adoption, we added several items to the residential property maintenance inspection requirements. This amendment was overlooked in the Nov. 2003 adoption and will need to be added by this amendment.

We have since made another addition to the amendment, due to discussions with our commercial occupancy inspector and the fire department regarding a recent incident where a fire alarm was rendered inactive on a downtown building with rental housing located on the second story. Due to the failure of the owner to maintain the alarm, the occupants and fire personnel would have been exposed to a serious fire safety threat. Our staff had a difficult time finding the owner and the alarm company in an effort to have it reactivated. This process took about two weeks and a considerable amount of man hours, but was resolved. During that time period any fire could have resulted in loss of life and serious damage to property due to delayed notification and response.

This incident has prompted our department to add an additional section to this amendment, which would require the owner/occupant to notify the city of the name of the alarm company and any change in the status in the alarm monitoring. I have attached a copy of the proposed ordinance with the section addressing the fire alarm notification highlighted.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Approval.